



**HOUSING AUTHORITY
of the County of Los Angeles**

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Gloria Molina
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Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

August 27, 2003

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles California 90012

Dear Commissioners:

**ADOPT A RESOLUTION APPROVING SUBMISSION OF APPLICATION FOR
DISPOSITION OF 461-463^{1/2} AMALIA AVENUE IN UNINCORPORATED EAST
LOS ANGELES COUNTY (1)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that disposition of the four-unit Amalia housing development, located at 461-463^{1/2} Amalia Avenue in unincorporated East Los Angeles County, to provide for future construction of an elementary school to be known as the 4th Street New Primary Center, is excluded from the provisions of the National Environmental Policy Act (NEPA) and exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because it involves the disposition of property and will not have a physical impact or result in any physical change to the environment.
2. Adopt and instruct the Chair to sign the attached Resolution authorizing the Housing Authority to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Disposition Application, which will permit the Housing Authority to sell the above property to the Los Angeles Unified School District (LAUSD), for the purpose described herein.

3. Instruct the Executive Director to submit to HUD the Resolution and Disposition Application and to execute all related documents for the purpose described herein.
4. Authorize the Executive Director to negotiate and execute an Agreement of Purchase and Sale with LAUSD, and all related documents, including an all-inclusive settlement amount of \$515,000 for the disposition of the subject property, to be effective following approval as to form by County Counsel and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize submission of a Disposition Application to HUD and approve the sale of the subject property to LAUSD for construction of an elementary school.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. Adoption of a Resolution authorizing an application to HUD for disposition of the subject property is required before the Housing Authority can accept the purchase offer by LAUSD. There are no debt obligations on the subject property.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

In January 1984, the Housing Authority acquired the subject property from HUD. The property consists of four residential units, comprised of two one-bedroom units and two two-bedroom units on a lot totaling 2,860 square feet of gross building area. There are a total of nine family members residing on the subject property.

During 2001, LAUSD began the pre-development process, financial due diligence, public comment and environmental review process for the proposed construction of an elementary school in the vicinity of the Amalia housing development. The Housing Authority, as property owner of one parcel within the designated area, received notice of this pre-development process and was approached by LAUSD regarding the sale of the subject property. Other adjacent residential and commercial property owners were also approached regarding the sale of their properties.

LAUSD has the authority to utilize eminent domain powers to acquire the site. In lieu of having LAUSD exercise its eminent domain powers through the court system, the Housing Authority has agreed upon an all-inclusive settlement of \$515,000, which will be used with other leveraged funding sources to implement replacement public housing.

Relocation of the residents will be completed by LAUSD, pursuant to California Relocation Assistance Law (Government Code Section 7260, et seq.) and the other applicable laws. The Housing Authority will provide technical assistance and will offer to displaced residents alternative public housing within its jurisdiction.

HUD requires that your Board adopt the attached Resolution approving the proposed Disposition Application. Execution of the Agreement of Purchase and Sale will proceed following the receipt of HUD approval.

County Counsel has approved the Resolution as to form. At its meeting of August 27, 2003, the Housing Commission recommended approval of this matter.

ENVIRONMENTAL DOCUMENTATION

This project is categorically excluded from the provisions of NEPA, pursuant to 24 CFR Part 58, Section 58.35 (a)(5), because it involves disposition of property and will not have a physical impact or result in any physical changes to the environment. It is also exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15061 (b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM:

The Housing Authority's inventory will be reduced by four units. Proceeds from the sale of the Amalia housing development will be used to implement replacement of the residential units.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachment: 1
CJ:tw

**RESOLUTION APPROVING SUBMISSION OF AN APPLICATION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR
DISPOSITION OF FOUR RESIDENTIAL UNITS AT 461-463 ½ AMALIA
AVENUE IN UNINCORPORATED EAST LOS ANGELES COUNTY**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established procedures for the disposition of public housing for the protection of the public interest;

WHEREAS, the Housing Authority of the County of Los Angeles (Housing Authority) has determined that disposition of the four residential units at 461-463 ½ Amalia Avenue (Site), in unincorporated East Los Angeles County, would allow future development of an elementary school by the Los Angeles Unified School District (LAUSD);

WHEREAS, HUD requires that the Board of Commissioners of the Housing Authority adopt a Resolution certifying that the Housing Authority has made a responsible decision in the determination of disposition of the Site.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority as follows:

1. The disposition of four residential units located at 461-463 ½ Amalia Avenue in unincorporated East Los Angeles County would permit the LAUSD to meet its demand for development of an elementary school at the Site.
2. The Housing Authority has made a responsible decision in its determination to dispose of the Site in that in lieu of having LAUSD exercise its eminent domain powers through the court system, the Housing Authority has agreed upon an all-inclusive settlement of \$515,000, which will be used with other leveraged funding sources to implement replacement public housing.
3. The Housing Authority approves and authorizes the Executive Director to prepare and submit to HUD an application for disposition of the Site.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By: _____
Chair, Board of Commissioners

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer/Clerk of
the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By: _____
Deputy

APPROVED BY BOARD ACTION ON _____